

LYNCHBURG CITY COUNCIL
Agenda Item Summary

MEETING DATE: **November 9, 2004**

AGENDA ITEM NO.: 9

CONSENT:

REGULAR: **X**

CLOSED SESSION:
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Rezoning & Conditional Use Permit – R-1, Low Density Single-Family Residential District to R-3, Medium Density Two-Family Residential District (Conditional), 716, 718 & 726 Leesville Road**

RECOMMENDATION: Approval of the requested Rezoning & Conditional Use Permit.

SUMMARY: Joe Gantt is petitioning to rezone approximately six and one tenth (6.1) acres from R-1, Single-Family Residential District to R-3, Two-Family Residential District (Conditional) and for a Conditional Use Permit (CUP) at 716, 718 & 726 Leesville Road to allow the construction of fifty nine (59) town homes. The Planning Commission recommended approval of the rezoning and CUP because:

- The petitions agree with the *Comprehensive Plan* which recommends a “Medium Density Residential” use for the subject property with up to twelve (12) units per acre.
- Petitions agree with the Zoning Ordinance in that a town home development is a permitted use in an R-3, Two-Family Residential District upon approval of a CUP by the City Council.

PRIOR ACTION(S):

October 13, 2004: Planning Division recommended approval of the Rezoning and CUP.
Planning Commission recommended approval 6-0 (with 1 member absent) of the rezoning with the following voluntarily submitted proffers:

1. The property shall be developed as multi-family residential town homes with a maximum of sixty (60) units in substantial compliance with the preliminary site plan for rezoning and CUP of WyndSOR Place prepared for Bruce and Carole Gallier by Berkley Howell & Associates, P.C. and dated September 27, 2004.
2. Common recreation areas will be developed throughout the site as shown. Recreation facilities will include:
 - Picnic tables
 - Spring type animals for small children
 - A miracle whirl for small children
 - Swing and slidesThe recreation amenities will be shown on the final site plan.
3. The existing mature hardwoods will be preserved as much as possible in the perimeter buffer area. Evergreens (such as Leyland Cypress) will be planted to provide additional screening if needed.

October 13, 2004: Planning Commission recommended approval 6-0 (with one member absent) of the CUP with the following conditions:

1. The property will be developed in substantial compliance with the Preliminary site plan for rezoning and CUP of WyndSOR Place prepared for Bruce and Carole Gallier by Berkley–Howell & Associates, P.C. and date September 27, 2004.
2. A subdivision plat will be submitted and approved vacating all interior lot lines and creating new lots.
3. All exterior lighting shall be non-directional and glare shielded to prevent illumination across the property line onto adjacent properties.
4. A vegetative buffer shall be provided along the perimeter of the site, subject to the review of the City Planner and Urban Forester. If existing vegetation does not provide adequate screening, the buffer shall be supplemented with four foot (4') evergreen trees. If the “infill planting” requires that more than twenty-five (25) evergreen trees be used to supplement, then two (2) different species are required. If the buffer requires more than fifty (5) evergreen trees be used to supplement, then three (3) species are required.

5. Stormwater impacts shall be mitigated using a combination of Best Management Practices and Low Impact Development Standards to address both quantity and quality of runoff. Practices are subject to the approval of the City's Environmental Planner.
6. All playground areas shall be fenced.

FISCAL IMPACT: N/A

CONTACT(S):

Rachel Flynn / 455-3902

Tom Martin / 455-3909

ATTACHMENT(S):

- Ordinance
- Resolution
- PC Report
- PC minutes
- Vicinity Zoning Pattern
- Vicinity Land Use
- Site plan
- Speaker Sign Up Sheet

REVIEWED BY: lkp

ORDINANCE

AN ORDINANCE CHANGING A CERTAIN AREA FROM R-1, LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3C, MEDIUM DENSITY TWO- FAMILY RESIDENTIAL DISTRICT (CONDITIONAL).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LYNCHBURG That in order to promote the public necessity, convenience, general welfare and good zoning practice that Chapter 35.1 of the Code of the City of Lynchburg, 1981, as amended, be and the same is hereby further amended by adding thereto Section 35.1-76.____, which section shall read as follows:

Section 35.1-76.____. Change of a certain area from R-1, Low Density Single-Family Residential District to R-3C, Medium Density Two-Family Residential District (Conditional).

The area embraced within the following boundaries . . .

All those certain tracts or parcels of land situate on the westerly side of Leesville Road, approximately 0.2 mile south of its intersection with McVeigh Road in the City of Lynchburg and further described as follows

Beginning at an iron pin set (IPS), a 1-2" rebar, on the westerly right-of-way line of Leesville Road, S 21° 12' 44" W for a distance of 200.89 feet to an iron pin set, which iron pin set is a common corner with the property of the Beulah Baptist Cemetery; thence, leaving Leesville Road and with said Cemetery, N 84° 39' 24" W for a distance of 319.94 feet to an iron pin set; thence S 05° 21' 42" W for a distance of 210.00 feet to a concrete monument found, which monument is a common corner with said cemetery and with the property of George A. & Hazel V. Sandroff; thence, with said Sandroff, N 85° 04' 18" W for a distance of 53.00 feet to an iron pipe found (IPF), a 1-2" pipe, which IPF is a common corner with said Sandroff and with the property of Georgia B. Mason; thence, with said Mason, N 40° 30' 09" W for a distance of 921.35 feet to an IPF, a 1" iron rod, which IPF is a common corner with said Mason and with said Lloyd; thence, with said Lloyd, S 72° 19' 08" E for a distance of 1114.72 feet to an iron pin set, the point of beginning; together with and subject to covenants, easements, and restrictions of record.

Said property contains 6.265 acres more or less.

. . . is hereby changed from R-1, Low Density Single Family Residential District to R-3C, Medium Density Two Family Residential District (Conditional), subject to the conditions setout hereinbelow which were voluntarily proffered in writing by the owner, namely: Bruce E. and Carol T. Gallier, to-wit:

1. The property will be developed as multi-family residential town homes with a maximum of 60 units in substantial compliance with the Preliminary Site Plan for Rezoning and CUP of Wyndsor Place prepared for Bruce and Carole Gallier by Berkley-Howell & Associates, P.C. and dated September 27, 2004.

2. Common recreational areas will be developed throughout the site as shown:

Recreational Facilities will include:

- Picnic Tables
- Spring Type Animals (for small children)
- A Miracle Whirl (for small children)
- Swings and Slides

The location of recreational amenities will be shown on the final site plan.

3. The existing mature hardwoods will be preserved as much as possible in the perimeter buffer area. Evergreens (such as Leyland Cypress) will be planted to provide additional screening if needed.

And the Director of Community Planning and Development shall forthwith cause the "Official Zoning Map of Lynchburg, Virginia" referred to in Section 35.1-4 of this Chapter to be amended in accordance therewith.

Adopted:

Certified:

Clerk of Council

153LRezone

RESOLUTION

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO GANTT PROPERTIES, INC. FOR THE PROPERTY AT 716, 718 AND 726 LEESVILLE ROAD TO ALLOW THE CONSTRUCTION OF A TOWNHOUSE COMPLEX, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG That the petition of Gantt Properties, Inc. for a Conditional Use Permit for the property at 716, 718 and 726 Leesville Road to allow construction of a fifty-nine (59) unit townhome complex be, and the same is hereby, approved, subject to the following conditions:

1. The property will be developed in substantial compliance with the Preliminary site plan for rezoning and CUP of WyndSOR Place prepared for Bruce and Carole Gallier by Berkley–Howell & Associates, P.C. and dated September 27, 2004.
2. A subdivision plat will be submitted and approved vacating all interior lot lines and creating new lots.
3. All exterior lighting shall be non-directional and glare shielded to prevent illumination across the property line onto adjacent properties.
4. A vegetative buffer shall be provided along the perimeter of the site, subject to the review of the City Planner and Urban Forester. If existing vegetation does not provide adequate screening, the buffer shall be supplemented with four foot (4') evergreen trees. If the "infill planting" requires that more than twenty-five (25) evergreen trees be used to supplement, then two (2) different species are required. If the buffer requires more than fifty (5) evergreen trees be used to supplement, then three (3) species are required.
5. Stormwater impacts shall be mitigated using a combination of Best Management Practices and Low Impact Development Standards to address both quantity and quality of runoff. Practices are subject to the approval of the City's Environmental Planner.
6. All playground areas shall be fenced.

Adopted:

Certified:

Clerk of Council

153LCUP

The Department of Community Planning & Development
City Hall, Lynchburg, VA 24504 434-455-3900

To: Planning Commission

From: Planning Division

Date: October 13, 2004

Re: **REZONING: R-1, Low Density Single Family Residential District to R-3C, Medium Density Two-Family Residential District (Conditional), 716 Leesville Road.**
CONDITIONAL USE PERMIT (CUP): WyndSOR Place Townhomes, 716 Leesville Road.

I. PETITIONER

Bruce E. & Carole T. Gallier, P.O. Box 11181, Lynchburg, VA 24506

Representative: Joe Gantt, Gant Properties, Inc., P.O. Box 622, Forest, VA 24551

II. LOCATION

The subject property is a tract of about 6.18 acres located at 716 Leesville Road, Lynchburg, VA 24502.

Property Owners: Bruce E. & Carole T. Gallier, P.O. Box 11181, Lynchburg, VA 24506

III. PURPOSE

The purpose of this petition is to allow construction of 59 townhomes (for sale).

IV. SUMMARY

- Petition agrees with the Comprehensive Plan, which recommends Medium Density Residential land uses in this area.
- Petition agrees with the Zoning Ordinance in that townhomes are allowed in an R-3, Medium Density Two-Family Residential District with approval of a conditional use permit (CUP) from the City Council.
- Petition(s) proposes the rezoning of the subject property and subsequent construction of a 59-unit townhome complex, including associated parking and recreational areas.

The Planning Division recommends approval of the rezoning and conditional use permit petitions.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The Lynchburg *Comprehensive Plan* recommends Medium Density Residential development in this area. Medium Density Residential includes small-lot single-family detached housing, duplexes, and townhomes at densities of up to 12 units per acre.
2. **Zoning.** The subject property was annexed into the City in 1976. The existing R-1, Low Density Single Family Residential zoning was established in 1978 with the adoption of the current *Zoning Ordinance*.
3. **Proffers.** The petitioner voluntarily submitted the following proffer(s) with the rezoning application:
 - 1) The property will be developed as multi-family residential townhomes with a maximum of 60 units in substantial compliance with the Preliminary Site Plan for Rezoning and CUP of WyndSOR Place prepared for Bruce and Carole Gallier by Berkley-Howell & Associates, P.C. and dated September 27, 2004.
 - 2) Common recreational areas will be developed throughout the site as shown:
Recreational Facilities will include:
 - Picnic Tables
 - Spring Type Animals (for small children)
 - A Miracle Whirl (for small children)
 - Swings and SlidesThe location of recreational amenities will be shown on the final site plan.
 - 3) The existing mature hardwoods will be preserved as much as possible in the perimeter buffer area. Evergreens (such as Leyland Cypress) will be planted to provide additional screening if needed.

4. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances will be needed for the proposed rezoning.
5. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - 5/14/1985: City Council approved Virginia Baptist Hospital's CUP petition for the construction of a residential care center at Leesville Road and Del Ray Circle.
 - 8/13/1991: City Council approved Tree of Life Pentecostal Holiness Church's CUP petition for the construction of a sanctuary and parking lot at 742 Leesville Road.
 - 6/13/1995: City Council approved Virginia Baptist Hospital's CUP petition for the construction of a dining facility and building additions for Bridges Treatment Center at 693 Leesville Road.
 - 4/19/1996: City Council approved Virginia Baptist Hospital's CUP petition for cottages and parking areas for Bridges Treatment Center at 693 Leesville Road.
 - 8/13/1996: City Council approved Tree of Life Ministry's CUP petition for the expansion of existing church facilities at 742 Leesville Road.
 - 8/14/2001: City Council approved Centra Health's CUP petition for the construction of modular classrooms, additional classrooms, residential cottages and parking for Bridges Treatment Center at 693 Leesville Road.
 - 12/11/2001: City Council approved Tree of Life Ministry's CUP petition for Master Plan Development of a sanctuary, multi-purpose building, parking and athletic fields.
 - 12/10/2002: City Council approved Centra Health's CUP petition to retain modular classrooms and construct additional classrooms/residential cottages and a nature walk for Bridges Treatment Center at 693 Leesville Road.
6. **Site Description.** The subject property is bounded to the east and west by residential uses and to the north and south by a combination of residential, commercial and institutional uses.
7. **Proposed Use of Property.** The purpose of the rezoning is to allow construction of a 59-unit townhome complex.
8. **Traffic and Parking.** The City's Traffic Engineer had no comments of concern regarding traffic from the proposed development. Traffic from the site will outlet onto Leesville Road, which is a four-lane arterial street with a traffic volume of about 11,000 vehicles per day. Since this volume is well below the rated capacity of the roadway, traffic impacts are expected to be minimal from the proposed townhomes.

Parking requirements for the proposed development are set at 2.5 spaces per unit by the City's Zoning Ordinance. The site plan indicates that 148 parking spaces will be provided for the townhomes, thus meeting the requirement of City Code.

9. **Storm Water Management.** New impervious areas will exceed 1,000 square feet; as such, a stormwater management plan will be required for the construction. The increase in post-development runoff conditions due to the new impervious area will be managed through the use of an above-ground stormwater detention facility. A preliminary drainage review indicates that the receiving channel is adequate for the site's stormwater. Stormwater quality will be addressed through a combination of Best Management Practices and Low Impact Development standards.
10. **Impact.** The development of the 59-unit townhome complex, including the associated parking and recreational areas, will have limited impacts on the surrounding neighborhoods. The design and layout of the buildings are acceptable.

Preservation of the existing large deciduous trees located at the rear and left of the property (adjacent to Beulah Baptist Cemetery) are of particular concern to the Planning Division. The petitioner has proffered to leave as many of the existing trees as possible and supplement the vegetative buffer with evergreens as needed to provide screening from adjacent properties.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on August 31, 2004. Comments related to the proposed use were minor in nature and have or will be addressed by the developer prior to final site plan approval.
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VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of Bruce E. and Carole T. Gallier's petition for a rezoning of R-1, Low Density Single Family Residential District to R-3C, Medium Density Two-Family Residential District (Conditional), at 716 Leesville Road for use as townhome lots.

Based on the preceding Findings of Fact, the Planning commission also recommends to City Council approval of Bruce E. and Carole T. Gallier's petition for a Conditional Use Permit (CUP) at 716 Leesville Road to allow for the construction of a 59-unit townhome complex, subject to the following conditions:

1. Property will be developed in substantial compliance with the Preliminary Site Plan for Rezoning and CUP of Wyndsor Place prepared for Bruce and Carole Gallier by Berkley-Howell & Associates, P.C. and dated September 27, 2004.
2. A subdivision plat will be submitted and approved vacating all interior lot lines and creating new lots.
3. All exterior lighting will be non-directional and glare-shielded to prevent illumination across the property line onto adjacent properties.
4. A vegetative buffer will be provided along the perimeter of the site, subject to the review of the City Planner and Urban Forester. If existing vegetation does not provide adequate screening, the buffer will be supplemented with 4' evergreen trees. If the "infill planting" requires that more than 25 evergreen trees be used to supplement, then two different species are required. If the buffer requires more than 50 evergreen trees be used to supplement, then three species are required.
5. Stormwater impacts will be mitigated using a combination of Best Management Practices and Low Impact Development Standards to address both quantity and quality of runoff. Practices are subject to the approval of the City's Environmental Planner.

This matter is respectfully offered for your consideration.

William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Mr. Walter C. Erwin, City Attorney
Ms. Rachel O. Flynn, Director of Community Planning & Development
Mr. Bruce A. McNabb, Director of Public Works
Mr. R. Douglas Dejamette, Fire Marshal
Mr. J. Lee Newland, Director of Engineering
Mr. Gerry L. Harter, Traffic Engineer
Mr. Robert Drane, Building Commissioner
Ms. Judith C. Wiegand, Senior Planner
Mr. Arthur L. Tolley, Zoning Official
Mr. Robert S. Fowler, Zoning Official
Mr. Kent White, Environmental Planner
Mr. Joe Gantt, Representative

VII. ATTACHMENTS

1. **Vicinity Zoning Pattern**
(see attached map)

2. Vicinity Proposed Land Use
(see attached map)

3. Site Plan
(see attached site plans)

MINUTES FROM THE OCTOBER 13, 2004 PLANNING COMMISSION MEETING

Petition of Joe Gantt to rezone approximately 6.1 acres from R-1, Single-Family Residential District to R-3, Two-Family Residential District and for a Conditional Use Permit at 716, 718 & 726 Leesville Road to allow the construction of 59 town homes.

Mr. Tom Martin, City Planner, explained that the Comprehensive Plan recommended a Medium-Density Residential Use for the subject property. He said these areas were designated for Single-Family detached housing, duplexes and townhomes with densities of up to 12 units per acres, and added that the City Traffic Engineer had no comments of concern relating to traffic associated with the petitions. He noted that stormwater management would be addressed by using a detention facility at the rear most corner of the property, and a preliminary review of the receiving channel had proven that it was adequate to handle the stormwater from the site. Mr. Martin said the Planning Division did recommend approval of the Rezoning and the Conditional Use Permit petitions. He told the Planning Commission that they would need to make two separate motions for this petition.

Mr. Joe Gantt, Gantt Properties, 808 Wiggington Road, addressed the Commission, stating that he was representing Bruce and Carol Gallier in this petition. He said this request was for a 59-unit townhome development off Leesville Road. He explained that they would target the first and second time homebuyer with the 1,100 square foot units with prices ranging from \$80,000 to \$90,000. He added that the units would be two-level, Colonial style structures, would have common areas, a playground, and the site would remain as wooded as possible. Mr. Gantt told the Commission that the engineers, Berkley-Howell, were doing everything necessary to ensure that stormwater would be contained during construction as well as after the development was completed.

Mr. Don Wilkerson, 721 Leesville Road asked if Leesville Road would be made wider with a turn lane for the townhome development. He explained that he was concerned about the amount of traffic on Leesville Road and wondered how the residents would get in and out of the development.

Mr. Bo Blair, 204 Alta Lane, spoke in opposition to the petition. Mr. Blair said he opposed the petition due to increased traffic that would be on his street, which was a short cut to the Wards Road area. He said traffic was already heavy in that area and this development will only add more traffic.

Mrs. Donna Bryant, 721 Leesville Road addressed the Commission. Mrs. Bryant asked if the development would be connected to the City sewage system, and if so, would there be a possibility that she could also connect to the system.

Mr. Gantt gave a rebuttal. He explained that the City Traffic Engineer did not indicate the need for a turn lane on Leesville Road. However, he added, if a turn was found to be necessary, they would not object to installing the lane. He agreed that there was a lot of traffic on Alta Lane, but traffic from this project was not considered to be a concern. He said that the development would be served by City sewage and would be connected at the back of the property and would feed to the front of the property, toward Leesville Road. Mr. Gantt said it would probably be easy for anyone in that area to tie into the system.

Mr. Martin added that at the Technical Review Committee meeting Mr. Harter did not make any comments about the amount of traffic generated by this development. He said the numbers that he had were about 11,000 vehicles per day on this section of Leesville Road, and the amount of traffic expected to be generated by this development was minimal.

Mr. Gerry Harter, City Traffic Engineer, addressed the Commission. He said at the time the project came through TRC they did not require the petitioner to make any turn lane improvements because of the amount of traffic generated and the fact that Leesville Road was a four-lane road. He noted that there was already a lane to make left turns and a lane for traffic to go around those turning vehicles on the right. He added that there were also some constraints because of the narrow width of the site so installing a turn lane would require taking property from the Cemetery. Mr. Harter said he thought the four-lane road would handle the traffic turning in and out of the site.

Chair Dahlgren said that as time goes on and if it turns out that the traffic is a problem, then the City should participate in readdressing that issue in putting in some means to slow the traffic down.

Commissioner Bacon asked if the playground area could be enclosed for the safety of the children who might be living in the complex since the playground area would be so near Leesville Road. She asked if the utilities would be underground.

Mr. Martin said if the Commission felt that the location of the playground was a concern, they could require that any playground equipment be fenced and/or placed in the rear common area.

Mr. Gantt said from his experience with these types of communities it would be occupied by newlyweds, junior executives, and single people who move into the area and do not want to rent a place to live. He added that the utilities would be underground.

Commissioner Echols asked what the density would be when the units were complete. He also asked about emergency entrances and exits.

Mr. Gantt said there would be approximately six units per acre. He said the townhomes were 18 feet wide by 32 feet deep. He commented that they were almost identical to the townhomes on Greenview Drive. He explained that they had reviewed the issue of ingress and egress with the Fire Marshall in TRC. Mr. Gantt added that the emergency vehicles would have access from the back of the townhomes, and noted that it was a requirement through TRC to make sure that emergency vehicles could get to every unit.

After discussion Commissioner Pulliam made the following motion, which was seconded by Commissioner Worthington and passed by the following vote:

“That the Planning Commission recommends to City Council approval of Bruce E. and Carole T. Gallier’s petition for a rezoning of R-1, Low Density Single Family Residential District to R-3C, Medium Density Two-Family Residential District (Conditional), at 716 Leesville Road for use as townhome lots.”

AYES:	Bacon, Dahlgren, Echols, Flint, Pulliam, Worthington	6
NOES:		0
ABSTENTIONS:		0

Commissioner Pulliam made the following motion, which was seconded by Commissioner Worthington and passed by the following vote:

“That the Planning Commission recommends to City Council approval of Bruce E. and Carole T. Gallier’s petition for a Conditional Use Permit (CUP) at 716 Leesville Road to allow for the construction of a 59-unit townhome complex, subject to the following conditions:

1. Property will be developed in substantial compliance with the Preliminary Site Plan for Rezoning and CUP of Wyndsor Place prepared for Bruce and Carole Gallier by Berkley-Howell & Associates, P.C. and dated September 27, 2004.
2. A subdivision plat will be submitted and approved vacating all interior lot lines and creating new lots.
3. All exterior lighting will be non-directional and glare-shielded to prevent illumination across the property line onto adjacent properties.
4. A vegetative buffer will be provided along the perimeter of the site, subject to the review of the City Planner and Urban Forester. If existing vegetation does not provide adequate screening, the buffer will be supplemented with 4’ evergreen trees. If the “infill planting” requires that more than 25 evergreen trees be used to supplement, then two different species are required. If the buffer requires more than 50 evergreen trees be used to supplement, then three species are required.

5. Stormwater impacts will be mitigated using a combination of Best Management Practices and Low Impact Development Standards to address both quantity and quality of runoff. Practices are subject to the approval of the City's Environmental Planner.
6. All playground areas shall be fenced."

AYES:	Bacon, Dahlgren, Echols, Flint, Pulliam, Worthington	6
NOES:		0
ABSTENTIONS:		0

WYNDSOR PLACE TOWNHOMES

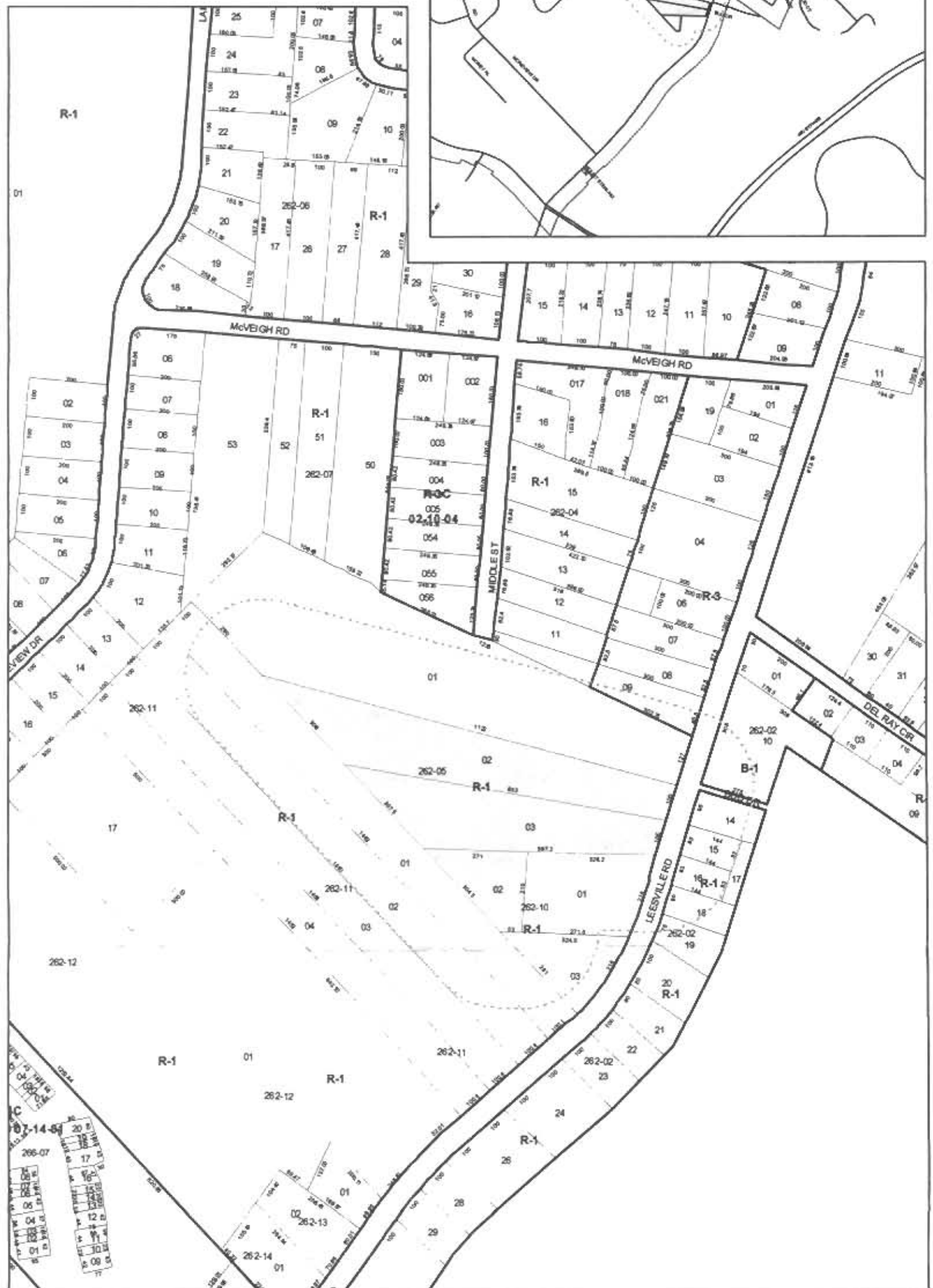
#716, 718, 726 Leesville Road
Val. Map # 262-05-002/3, 262-10-002
Rezoning Request from R-1 to R-3
Conditional Use Permit Request
Petitioner: Joe Gantt

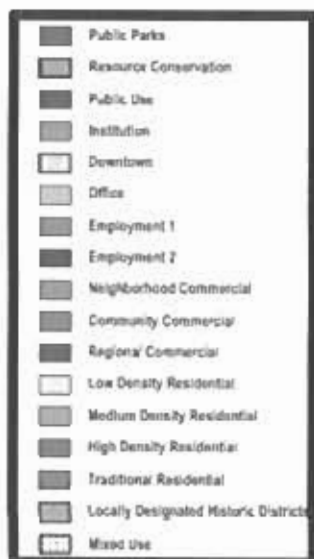
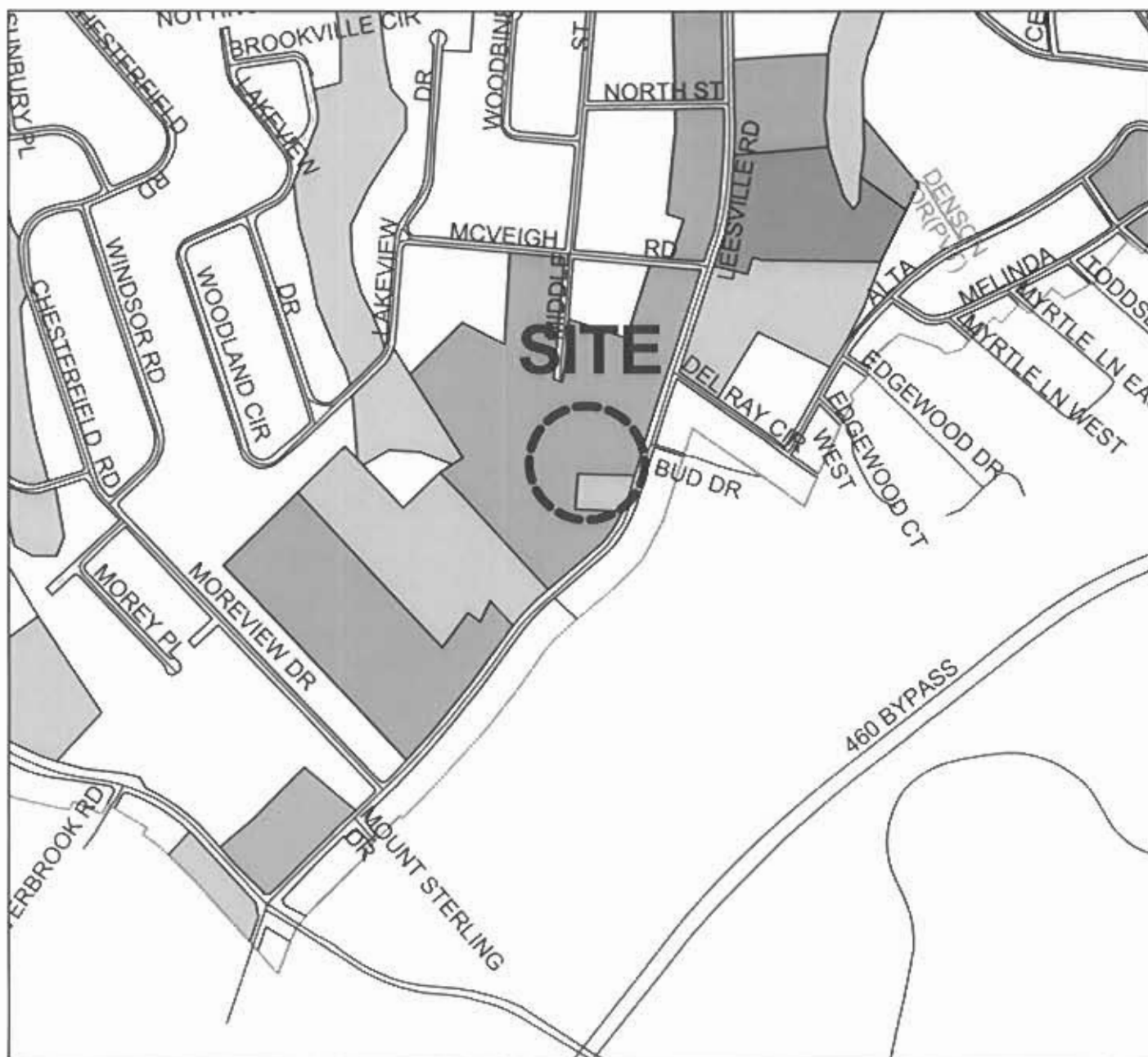
MAP PREPARED BY
THE DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



Subject Property

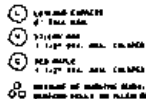
200 ft Radius





WYNDSOR PLACE TOWNHOMES 716,718,726 LEESVILLE ROAD LAND USE PLAN





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GEORGIA B. HUSON
T.H. 262-11 1
ZONEO R-1
O.B. 583, PG. 709
USE - VINCENT

THIS SITE PLAN HAS BEEN
PREPARED FOR THE REZONING OF
TAX PARCELS 262-5-7, 262-5-1, AND 262-10-2
FROM A-1 TO R-3 (COMBINATION) TO
ALLOW THE CONSTRUCTION OF
54 TOWNHOUSE UNITS

SUBJECT PROPERTY
F.M. #19 262-5-2
262-5-3
262-10-2

TOTAL ACRES: 6.965 AC.

CURRENT ZONING:	R-1
CURRENT USE:	SINGLE FAMILY RESIDENCE
PROPOSED ZONING:	R-3 CONDITIONAL
PROPOSED USE:	TOWNHOMES

HD18.51

4. IMMEDIATELY INFORM THE TOWN FROM AN ACTUAL FIELD SURVEY BY
UNEMPLOYED PERSONS, A COMMITTEE.
5. ALL PROPOSED BUILDINGS WILL BE REVIEWED BY THE CITY OF LYNNCHBURG WATER
AND SEWER DEPARTMENT FOR CONFORMANCE.
6. THE PROPERTY DOES NOT FALL WITHIN PLANNED ZONES THAT ARE "IN-
DEVELOPED," TELEPHONE, A CABLE SERVICE WILL BE UNAVAILABLE ON THE
SITE.
7. PRIOR TO THE GRANTING OF ANY BUILDING, OR OCCUPANCY DISCRETION FOR ANY
TOWNSHIP MUST BE FURNISHED TO THE CITY OF LYNNCHBURG'S INSPECTOR
DEPARTMENT. BEFORE THE ISSUING A CANCELLATION OF THE PROPERTY IN
VIOLATION OF THE BUILDING CODE OF THE CODE OF VA. 3. BUILDING.
8. ALL EXTERIOR LIGHTING SHALL BE DIFFUSIBLE, AND CANNOT BE SHUT OFF
AND CANNOT BE TURNED ON AT NIGHT.
9. ALL BUILDINGS SHALL BE CONSTRUCTED TO MEET THE CITY OF LYNNCHBURG
STANDARD ADULTS AND BROWN HILLS BE UNUSUALLY LOW CODE.
10. ANY BUILDING OR STRUCTURE THAT IS UNUSUALLY MUST BE PREPARED AND
PROCESSED BY THE CITY OF LYNNCHBURG'S INSPECTOR DEPARTMENT. THE
TOWN MAY BE ABLE TO PROVIDE A PRACTICE OF THE CITY OF LYNNCHBURG.
THE PROPERTY CANNOT BE IN CONSTRUCTION OF AN ACTUAL

BLACKBERRY LOG MEDICINEMENTS

- ```

1. WDR JHLA: =,300 BP
2. WDR WISTM =4 PT
3. WDR T/AMC =0 PT
4. BBE PMP: BP P1 AT 24
 CP 1 APOUP
 INOT TO BE
 DELPMTN WAI
 PP PT 1MOT
5. WDR =WDR:

```

**EWING**

MEMBER PARKING  
\$4.00 PER HOUR  
140 SPACES REQUIRED  
ACTUAL PARKING  
140 SPACES  
INCLUDING 8 PUBLIC SPACES

LANDSCAP INC.

RECEIVED: 27 DEC 80  
REVISED: 1 JAN 81

NOTE:  
EXISTING VEGETATION TO REMAIN AND BEHOLD  
AS UNCHANGING BUFFER. SUPPLEMENT WITH A  
TALL EMERGENT TREES AS NECESSARY TO  
PROVIDE NESTING/SHEDDING. SPECIES TO BE  
DIVERSIFIED.

APPROXIMATE LOCATION OF  
EXISTING WOODS LINE

BELLAM BAPTIST CEMETERY  
T.H. 4067-NO-1  
ZINDO R-1  
USA - CEMETERY

GEORGE A. & MARCEL M. SAMENOW  
T.M. #252-10-3  
FORD A-1  
INST. #070401950  
USE - COMMERCIAL-GENERAL

VICINITY M  
M, T, S,

COMMONWEALTH OF VIRGINIA  
 J. D. BERKLEY, JR.  
 No. 10759  
 9-27-02  
 PROFESSIONAL ENGINEER

OWNER, DEVELOPER  
RUCZ E. & CHAO F. GALLER  
P.O. BOX 41109  
LITTLE ROCK, AR 72206-1109

UNITED

## TECHNICAL

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AS 3404

890 ml.

UNITED STATES

REF H

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10/10/2007

## DISCUSSION

S196PL

BERNARD MOWELL & ASSOC., P.C.  
ENGINEERS • SUPERVISORS • PLANNERS  
300 EASTHINE DRIVE, SUITE C  
FOREST, ILLINOIS 60131  
TEL: 630-761-3000 FAX: 630-761-3001

PRELIMINARY  
SITE PLAN FOR REZONING AND SUB  
WYNOR PLACE TOWNHOMES  
LOTS 2, 3, & 23  
735, 718, AND 726 LEESVILLE ROAD  
CITY OF LYNNBURG, VA